

INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY NUMBER: CON0196

Name, Location, Ownership

1. Historic name: Garrison School
2. District or area: West Concord
3. Street and number: 17 Knight St.
4. City or town: Concord
5. County: Merrimack
6. Current owner: Second Start

Function or Use

7. Current use(s): Adult Education & childcare
8. Historic use(s): School

Architectural Information

9. Style: Colonial Revival
10. Architect/builder: Randlett & Griffin
11. Source: Annual School Reports
12. Construction date: 1905-1906
13. Source: City of Concord Annual Reports
14. Alterations, with dates: classroom addition,
entrance doors (1967-68), interior modifications
(1988)

15. Moved? no ☒ yes ☐ date: _____

Exterior Features

16. Foundation: -
17. Cladding: brick
18. Roof material: tar & gravel/rubber
19. Chimney material: -
20. Type of roof: flat
21. Chimney location: -
22. Number of stories: 2
23. Entry location: facade, center & side
elevation
24. Windows: 1/1, 4/4, 2/2, 8/1
no ☒ yes ☐ date: _____

Site Features

25. Setting: village center
26. Outbuildings: none
27. Landscape features: other: monument
28. Acreage: 1.16A
29. Tax map/parcel #: 103/5/2



Description:

35. Photo #1

36. Date: June 2010 37. Direction: W

I, Elizabeth Durfee Hengen, confirm that the photos in this inventory form have not been digitally manipulated and that they conform to the standards set forth in the NHDHR Draft Digital Photo Policy (3/1/09-1/31/10). My camera was set to the following minimal specifications: 1496 x 2256/300ppi. These photos were printed at the following commercial printer: Concord Camera.

30. UTM reference: 19/291000/479088031. USGS quadrangle and scale: Concord NH 1:24000

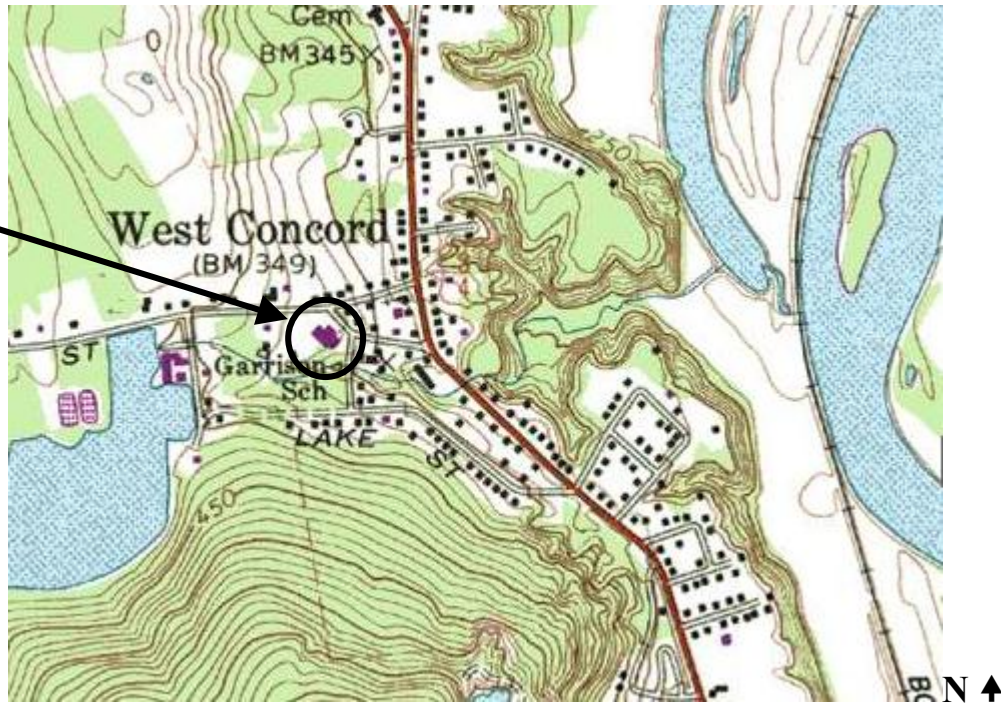
Form prepared by

32. Name: Elizabeth Durfee Hengen33. Organization: Preservation Consultant34. Date of survey: June 2010

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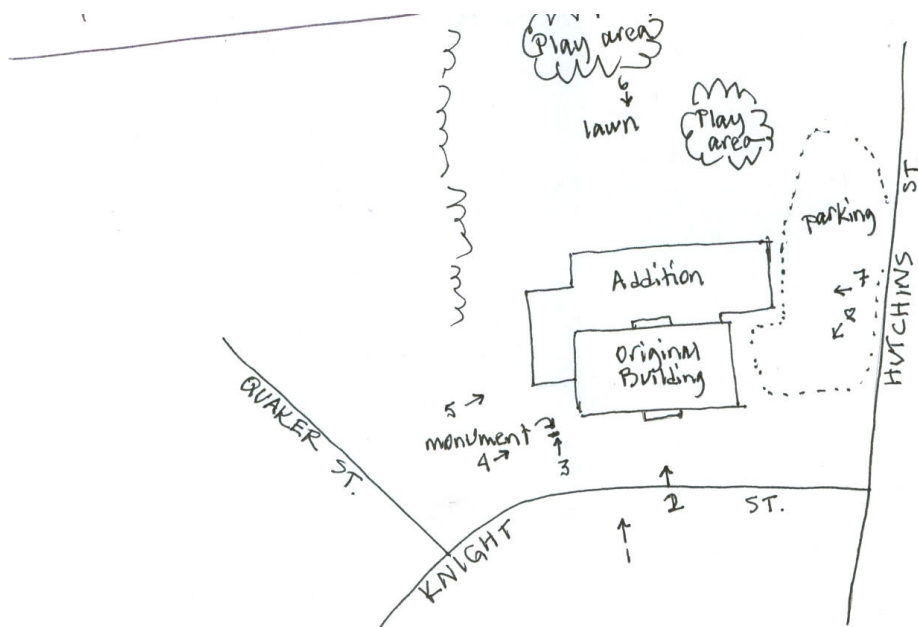
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39. LOCATION MAP: USGS Map, Concord Quad, not to scale



40. PROPERTY MAP: (not to scale)

N →



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41. Historical Background and Role in the Town or City's Development:

Garrison School was built in West Concord, one of several villages in the City of Concord that has its origins in the early 18th century, or Concord's original settlement period.¹ Prior to Garrison School's opening in 1906, children attended the District Three Schoolhouse, built in 1862 and still standing on Knight Street across the street from the subject building.

Concord's growth at the end of the nineteenth and into the twentieth century compelled a building campaign that included eleven new schoolhouses within twenty-five years. Starting in 1889 with Franklin School, the flurry of construction followed with Parker School (erected as a high school, 1890), the original Kimball [elementary] School (1890), Cogswell School (1895), Dewey School (1900), Rumford School (1902), Harriet P. Dame School (1904), Garrison School (1905-06), another new high school, present-day Kimball School (1905-07), Morrill Manual Training School (1907), and Walker School (1914). In the 1920s and '30s, yet another series of schools were constructed, a second building campaign saw the erection of yet four more schools, three of which were elementary schools: Millville School (1923), the existing Concord High School (1927), Conant School (1929), and Eastman School (1935). Most of these schools were built to relieve overcrowding at existing schools.² Despite the many new schools, many of them were overcrowded within a few years of their opening.

West Concord Village

The village of West Concord traces its beginnings to 1727, when seventeen lots were laid out, only a year after the town's official settlement farther south. Initially, the area was known as West Parish. Circa 1735 John Chandler built a sawmill in West Concord Village. In 1745, his sister Phebe and her husband, Captain Henry Lovejoy, and their three children moved to the area and built their log home on or near the (future) site of Garrison School. The family also built a grist mill nearby. A garrison was soon built around their home to protect the settlers of West Concord from Native American attacks during the French and Indian War.³ Although the colonial militia officially closed the garrison in 1747, Lovejoy maintained it because he had built his grist mill inside—the only protected mill in the vicinity.⁴

In 1808 or 1809, when Levi Hutchins purchased the subject property, some of the old fort was still standing, though it had long lost its function. Hutchins was a prominent local man and by the time of his death ca. 1855, the area had developed into a thriving village with large mills and other industries.⁵

In 1835, a district schoolhouse was built on the lot across Hutchins Street from Hutchins' house (and the subject site). In 1862, the school district replaced it with the brick schoolhouse still standing on Knight Street. That building served West Concord Village until Garrison School opened.⁶

¹ West Concord's name came from its relation to East Concord, the city's originally planned settlement.

² Exceptions were Dewey and Millville, which were erected to serve developing neighborhoods.

³ Stearns, 1908, vol. 1: 353; Hengen, 1988.

⁴ Amsden, Chapter 7, 1930-1950: 8, Chapter 25: 1-2; Bouton, 1856: 174-177, 181; *Proceedings of the New Hampshire Historical Society*, 1895: 162-3; Stearns, 1908, vol. 1: 353; *The Village of West Concord*, 1976: 11. For a description of how a garrison operated, see *The Village of West Concord*: 11.

⁵ Amsden, Chapter 22: 9, Chapter 25: 4.

⁶ *The Village of West Concord*: 47-49. After the 1862 District Three Schoolhouse was abandoned, it became Scandia Hall, a social club for the many Scandinavian families who settled in West Concord and worked in the granite quarries. Still later, it became the West Concord Community Center. It is currently vacant and awaiting reuse.

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Garrison School

In 1905, the Concord Union School District board recommended erecting larger buildings in several locations around the city, including at West Concord, due to overcrowding. A report on the population concluded, that the “increase of Concord children of school age is at once interesting and remarkable. In 1895 a census taken by the board of education showed the number of children in the district to be 2,209, and ten years later the census of 1905 made the number 3,226. ...The yearly increase of children...[is] producing a congestion which additional buildings only could relieve.”⁷

The city subsequently appropriated \$28,000 for a new eight-room school building at West Concord.⁸ A building committee of seven men was formed to decide upon and acquire a location for the school, hire an architect, and outfit the building.⁹ In selecting a site, the committee sought a location that was both geographically appropriate and also would “diminish as little as possible the taxable property of the district.” To that end, the school district traded lots with the City of Concord: the West Concord district schoolhouse and lot went to the city, while the district received a former city-owned lot across Knight Street.¹⁰

The firm of Randlett & Griffin, of Concord, were hired as both architects and contractors. D. W. Sullivan, a county commissioner, was retained by the building committee to superintend the construction undertaken by W.H. Sargent of Concord. Additional local services were engaged, including Orr & Rolfe, electricians, and Concord Granite Co. for granite work.¹¹

James E. Randlett (1846-1909), a prominent Concord architect, grew up in Gilmanton and left to fight in the Civil War as a teenager. Upon his return, he trained as a carpenter and cabinet maker in Lowell, Massachusetts, before moving to Concord and serving as mail carrier and as “Keeper of the State House.” He then accepted a partnership with architect Edward Dow, and later teamed with George W. Griffin. One of Dow & Randlett’s most noteworthy achievements was Thompson Hall (1891-93) at the University of New Hampshire in Durham.¹²

Randlett’s Concord credits included three other schools—Dewey (1900), Rumford (1902) and Cogswell (1895; demolished)—the YMCA (which he built at his own expense), and his own residence at 84 School Street (ca. 1890). He prepared plans for Creighton Hall, the Primary School, Kimball Chapel and heating plant/laundry, all in 1900 for the New Hampshire Orphans’ Home (now Webster Place) in Franklin. He was also architect of the town halls in Antrim and Epping.¹³

Randlett & Griffin kept an office at 72 North Main Street in Concord. Together they designed the City Stables on Warren Street, the same year they worked on Garrison School. The firm also designed civic buildings all over the state, including the public Carnegie-sponsored libraries in Dover and Rochester (both 1905). After Randlett’s death, Griffin continued to practice architecture, designing Concord’s New Hampshire Memorial Hospital on South Spring Street (1922), the Charles Jackman House at 1 Auburn Street (1919), his own residence at 8 Library Street (ca. 1908), and

⁷ Concord Annual Report, 1905: 82, 151-2.

⁸ The same vote included an appropriation for a new city high school.

⁹ The committee was Charles R. Corning, George M. Kimball, John M. Mitchell, Henry H. Metcalf, Edson J. Hill, DeWitt C. Howe, and Charles R. Walker.

¹⁰ The total cost of Garrison School, including cost of grading and interest paid on money during construction, came to \$29,010. Concord Annual Report 1905: 151-2; 1906: 83; 1907: 119-122.

¹¹ Concord Annual Report, 1907: 121, 133-34; *Concord Monitor*, September 16, 1905.

¹² Bartlett, 1897: 530-532; “James E. Randlett,” 1897: 134-5; and “New Hampshire Necrology,” 1909: 305.

¹³ “James E. Randlett,” 134-5; Elizabeth Durfee Hengen architect files.

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serving as associate architect for the New Hampshire Savings Bank Building at the corner of North Main and Capitol streets (1926-27). He also designed Lane Memorial Library in Hampton (ca. 1910).¹⁴

By the middle of 1906, the school board reported that the school at West Concord was nearly complete “and gives satisfaction to all. It was built of “hard burned red brick with granite trimmings.” Four hundred students could be accommodated in eight 25’ x 32’ classrooms. Four-foot wide blackboards were made of the “best slate.” The principal’s office and teachers’ room were on the second floor. Bathrooms and separate boys and girls’ playrooms were in the basement. Oak and North Carolina pine was used for interior finishes and birch for floors and stair treads. Concern for fresh air and good ventilation circulation led to four furnaces, each heating air taken in through basement windows before circulating to classrooms and providing each student with thirty cubic feet of heated fresh air a minute. Steam heated the non-classroom spaces. The architects also paid close attention to fire safety, placing exits in each classroom to enable existing students to reach one of the two stairways.¹⁵ Deeming the perpetuation of locally historic names and localities altogether advisable, both as a duty and an educational step, the board named this building ‘Garrison School,’ in commemoration of the garrisoned dwelling house of Henry Lovejoy during the Indian incursions of 1746-’47.”¹⁶



Architect's rendering of Garrison School.
Published in *Concord Monitor*, September 16, 1905.

In 1954, the school board proposed renovating Garrison School. It called for converting the basement into a multi-purpose room that could serve as cafeteria, assembly room and indoor play space. This would allow the previous lunch room to become a much needed classroom that would divide an “especially large” grade. The board also wanted oil heat, toilets on each floor, and new floor and stair tread surfaces. The plans were drawn by Clifford Broker Associates of Concord, and the results included “a large, attractive all-purpose room in the basement, health room, modern toilet rooms [on the first floor], convenient kitchen and an oil burner for heating,” for \$32,000.¹⁷

In 1967-1968, a major construction project added a single-story addition that included seven new classrooms, an addition to the existing heating plant, a teachers’ lavatory, storage areas and supporting facilities. The existing building was also partly renovated at this time to convert two classrooms into pupil lavatories (located in the northwest corner of the first floor) and administrative offices. In addition, the front (east) doors were replaced, the floors were tiled, the cafeteria kitchen

¹⁴ Dover Public Library; Rochester Public Library; Elizabeth Durfee Hengen architect files.

¹⁵ *Concord Monitor*, September 16, 1905: 5.

¹⁶ Concord Annual Report, 1905: 82.

¹⁷ Concord Annual Report, 1954, 33; School District Annual Reports, 1954: 11-12 and 1955: 15.

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was enlarged, and a new boiler was introduced. Koehler and Isaak of Manchester designed the addition, and Harper Construction Inc., was the contractor.¹⁸ The new space was ready for occupancy in January 1968, bringing the total square footage of the school to 25,000 SF. The final cost of the project was \$244,000.¹⁹

In 1986, the School District opened Beaver Meadow School to serve West Concord students and declared Garrison School surplus property. Two years later, Project Second Start (as it was then called), a non-profit adult education and childcare organization, purchased the building.

Second Start first opened its doors in 1971 to provide educational and life-coping services to adults who had not finished high school. In addition to classes, it offered daycare. After four years in the First Congregational Church on North Main Street, it moved some of its programs into the former West Concord Firehouse, vacated when the city built the Manor Fire Station.²⁰ In 1980, it left the church altogether for the Walker Building on the State Hospital grounds, allowing it, among other things, to increase its daycare program substantially. When that building was no longer available, it acquired Garrison School in 1988 and undertook a \$1,000,000 capital campaign to renovate it, both to better suit their needs and to expand further its childcare program to accommodate over 100 children.²¹

The organization hired C.N. Carley Associates of Concord to design the renovations, which included adding an elevator, subdividing some classrooms, enclosing the stairwells for code purposes, downsizing the bathrooms and converting part of the area to a lounge, and installing tiled ceilings and flooring and flush doors in new walls. In the summer of 1989, Second Start moved in.

42. Applicable NHDHR Historic Contexts:

105. Elementary and secondary education, 1770-present.

43. Architectural Description and Comparative Evaluation:

Garrison School occupies the southwest corner of Hutchins and Knight streets in the village of West Concord. The facility consists of the original school building, constructed in 1905-06, and a deep one-story addition from 1967-68 that wraps around the south and west (rear) elevations. The one-acre lot includes two play areas in the rear and parking along the Hutchins Street frontage. A low granite monument commemorating the garrison that once stood on this site is located on the front (east) lawn, in front of the 1960s addition.²²

The original and highly symmetrical building stands two stories high, with a raised basement level. It is clad with brick set in red mortar and trimmed with granite. A modillioned wooden cornice encircles the building, above which there is a parapet wall with corbelled panels that have narrow, vertical openings in the center. Window bays are grouped into recessed wall panels, defined by corner pilasters and corbelling. The majority of the window sash is 1/1. (While the existing 1/1 sash appears early, historic photographs depict 4/4 sash in these windows—at least in the rear—as late as

¹⁸ Also in 1967-68, the same architects and contractors completed an addition on Conant School, in Concord's South End.

¹⁹ School District Annual Reports, 1967: 6 and 1968: 5.

²⁰ The city chose Second Start from a group of nonprofits interested in the facility; the lease arrangement continues today with its Alternative High School in the building.

²¹ Milestone Engineering; Second Start Website.

²² The monument's inscription reads "Site of Rumford Garrison No. 3 Around House of Henry Lovejoy to which were assigned May 15, 1746 Ten Settlers with their Families."

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1931. A photograph of the facade taken in the late 1920s, however, shows that those windows had 1/1 sash.) Windows have flared brick lintels and most share a continuous lintel of rough-faced granite. The basement level, obscured on much of the south elevation and all of the west by the 1960s addition, has 4/4-sash windows.

The facade (east elevation), which faces Knight Street, has a centered, pedimented, entry pavilion that is accessed via granite steps set at the entrance and at the sidewalk. Above the pediment, the parapet wall is stepped. Within the pediment there is a roundel, expressed in brick. Divided into three bays by brick pilasters, the center bay of the pavilion contains the recessed front entrance, distinguished by a dressed granite entablature and curved pilaster caps. Paired aluminum doors and partially glazed side panels replaced the original paired wooden doors in 1968, but paneled side walls remain. A tripartite window with 8/1 sash (originally 8/2) and flanking narrow, 4/4-sash windows is above the entrance; its arched head, expressed in brick, results in a modified Palladian-type window. Just below the cornice, a granite tablet is inscribed "Garrison School 1905." The outer bays of the pavilion have narrow windows with 4/4 sash. A secondary entrance leading into the basement is set into the south side wall of the pavilion; now sheltered by a flat-roofed, wooden canopy, the entrance may have been created by lengthening a window.

The rear elevation was designed to mimic the facade, minus the name/date plaque and perhaps with different sash, as discussed above. Its first story, however, is now obscured by the 1967-68 addition, and the two windows in the north bay of the pavilion have been bricked in.

The two side elevations (south and north) are also of identical design. Windows are arranged in two groups of three, separated by a single and far smaller window with 2/2 sash in the middle bay. Due to the 1960s addition, most of the first story windows on the south elevation have blocked-in lower sash.

The 1967-68 addition stands one story high and wraps around much of the south elevation and the entire rear of the original school building. Like the earlier structure, it is clad in brick with red mortar; a wide band of white concrete provides contrast along the eaves, as well as in wing walls along the south and rear elevations. Its original entrance is on the east facade and both recessed and accessed by granite-capped steps similar to the 1906 entrance. Fully glazed wooden doors are flanked by glazed side panels and surmounted by a transom. The remainder of the east elevation lacks openings. The south and rear walls have bands of wooden windows (a fixed sash above a hopper window) divided by the concrete wing walls. A second entrance (and the current main entrance to the entire building) is found on the north wall; it is designed similarly to the east entrance.

The interior of the original building retains remnants of its historic floor plan and much of its architectural trim. Initially divided into four classrooms per floor with a wide central hall, a number of the classrooms have been subdivided by a partition wall. Many of the original walls have beaded board wainscot, blackboards and chalk holders. Original wooden doors—solid horizontal paneled doors for interior spaces and incorporating a square, glazed panel for classroom doors—survive throughout, supplemented by flush doors introduced in the late 1980s. Transom lights above the classroom doors are now blocked in. Door and window casings are molded and capped with cornices. With the exception of the stairwells, there are dropped, acoustical-tile ceilings throughout. Floor tile dates from 1988. The two staircases, located by the east and west entrances, are little changed and, while utilitarian, have chamfered wooden newel posts (heightened to meet code) and

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plain metal balusters; however both stairwells are enclosed with bump-outs that project into the central hall spaces. Partition walls in the basement wall are brick with segmental arched doorways.

The interior of the 1967-68 addition survives with virtually no alterations. Walls are of concrete block and doors throughout are flush with narrow windows. Ceilings have acoustical tile.

44. National or State Register Criteria Statement of Significance:

Criterion A: Garrison School is eligible for the National Register under Criterion A as a strong representative example of the local school buildings erected in the City of Concord between 1889 and 1914. During that period, one of rapid development, the school district erected nine brick schoolhouses, of which five currently remain: Dewey (1900), Rumford (1902), Kimball (1907), Morrill Manual School (1907), and Garrison (1905-06). This collection of historic brick school houses offers a rare illustration of early 20th century neighborhood schools. With the impending demolition of Kimball and Morrill schools, Garrison's ability to convey local early 20th century educational history will become that much more important. While its architectural integrity has been affected by the late 1960s addition, it reflects both Concord's growth and evolving needs within the schools. Not yet fifty years old, that addition will eventually assume its own significance in conveying the history of local schools.

Criterion B: Garrison School is not eligible for the National Register under Criterion B, as it lacks direct association with people that have played a notable role in local or state history.

Criterion C: Garrison School is not eligible for the National Register under Criterion C. Although its original design reflects typical early 20th century local school architecture, its integrity has been compromised by the extensive late 1960s addition. Within the City of Concord, there remain, at least at the moment,²³ other examples of such school buildings, including Kimball School (1905-07), Morrill School (1907) and Rumford School (1902), each of which retains a higher level of architectural integrity.

While not yet evaluated for National Register eligibility, the village of West Concord is potentially eligible under Criterion A, and Garrison School would be a contributing resource within it.

45. Period of Significance:

A: 1906-1960 (the period during which Garrison School has been in educational use; 1960 represents the 50-year cut-off for National Register eligibility)

46. Statement of Integrity:

Garrison School retains integrity of location, materials, setting, feeling and association. Its integrity of design has been affected by an addition placed along two of its four elevations in the late 1960s. To a lesser degree, interior alterations undertaken in the late 1980s have furthered its loss of integrity of design, as well as compromised its integrity of workmanship.

²³ Two contemporary school buildings, Kimball and Morrill schools, are slated for demolition in late 2010; both were built at the same time as Garrison.

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The eligible boundary is the entire 1.16 acres that are associated with Garrison School.

48. Bibliography and/or References:

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Surveyor's Evaluation

NR listed: individual ☐
within district ☐

Integrity: yes ☒
no ☐

NR eligible:
individual ☒
within district ☐
not eligible ☐
more info needed ☐

NR Criteria: A ☒
B ☐
C ☐
D ☐
E ☐

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Historic Views



Garrison School, front (east) facade, ca. 1928.
Collection of the New Hampshire Historical Society



Rear of Garrison School, 1931.
Collection of the New Hampshire Historical Society

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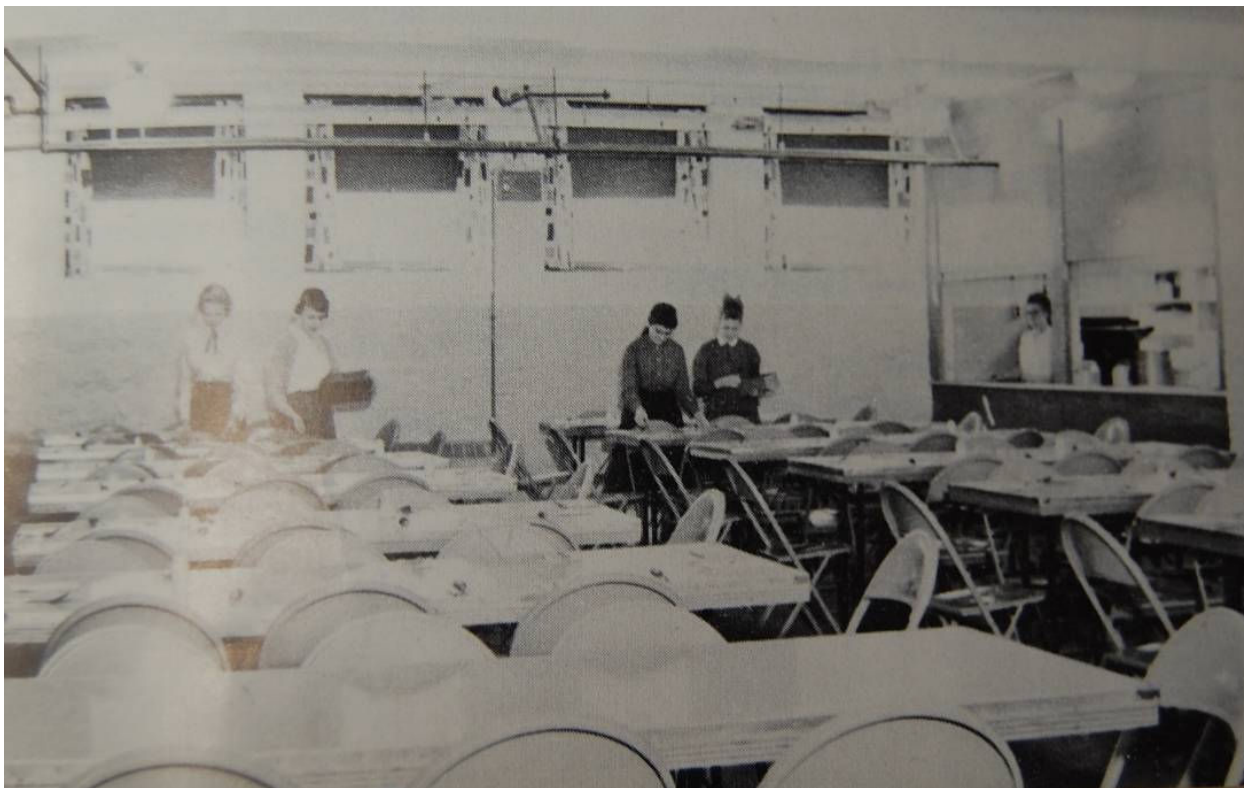
A class on the rear lawn of Garrison School, 1929.
Collection of the New Hampshire Historical Society



Garrison School ca. 1950
From Concord Union School District Annual Report, 1950

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1955 view of the newly converted all-purpose room in the basement of the school.
From Concord Union School District Annual Report, 1955



Garrison School, ca. 1976, showing the original building at right and the 1967-68 addition at left.
From The Village of West Concord (1976)

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Address: Garrison School, 17 Knight Street, Concord

Date taken: June 2010



Photo #2 Description: Facade (east) elevation of original school
Direction: W



Photo #3 Description: East (front) facade of 1967-68 addition
Direction: W

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Photo #4 Description: South elevation of original building
Direction: NW



Photo #5 Description: South elevation of 1967-68 addition
Direction: NW

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Photo #6 Description: Rear (west) elevation of original school and 1967-68 addition in foreground
Direction: E



Photo #7 Description: North elevation of original school (left) and 1967-68 addition (right)
Direction: S

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Photo #8 Description: North elevation of original school. Previous schoolhouse (1862) shown at far left.
Direction: SE



Photo #9 Description: Front stairway in original school. Landing wall dates from 1980s.
Direction: W

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Photo #10 Description: Center hallway, 2nd floor, showing 1980s partitions
Direction: N



Photo #11 Description: First floor classroom now subdivided with 1980s partition
Direction: N

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Photo #12 Description: 2nd floor classroom, showing original dimensions and finishes
Direction: NE



Photo #13 Description: Center hallway of 1967-68 addition
Direction: S